

Walter Nelson House
River Street Historic District
45 N. River Street
San Jose
Santa Clara County
California

HABS No. CA-2365

HABS
CAL
43-SANJOS,
42-

PHOTOGRAPHS

WRITTEN HISTORICAL AND DESCRIPTIVE DATA

Historic American Buildings Survey
National Park Service
Western Region
Department of the Interior
San Francisco, California 94107

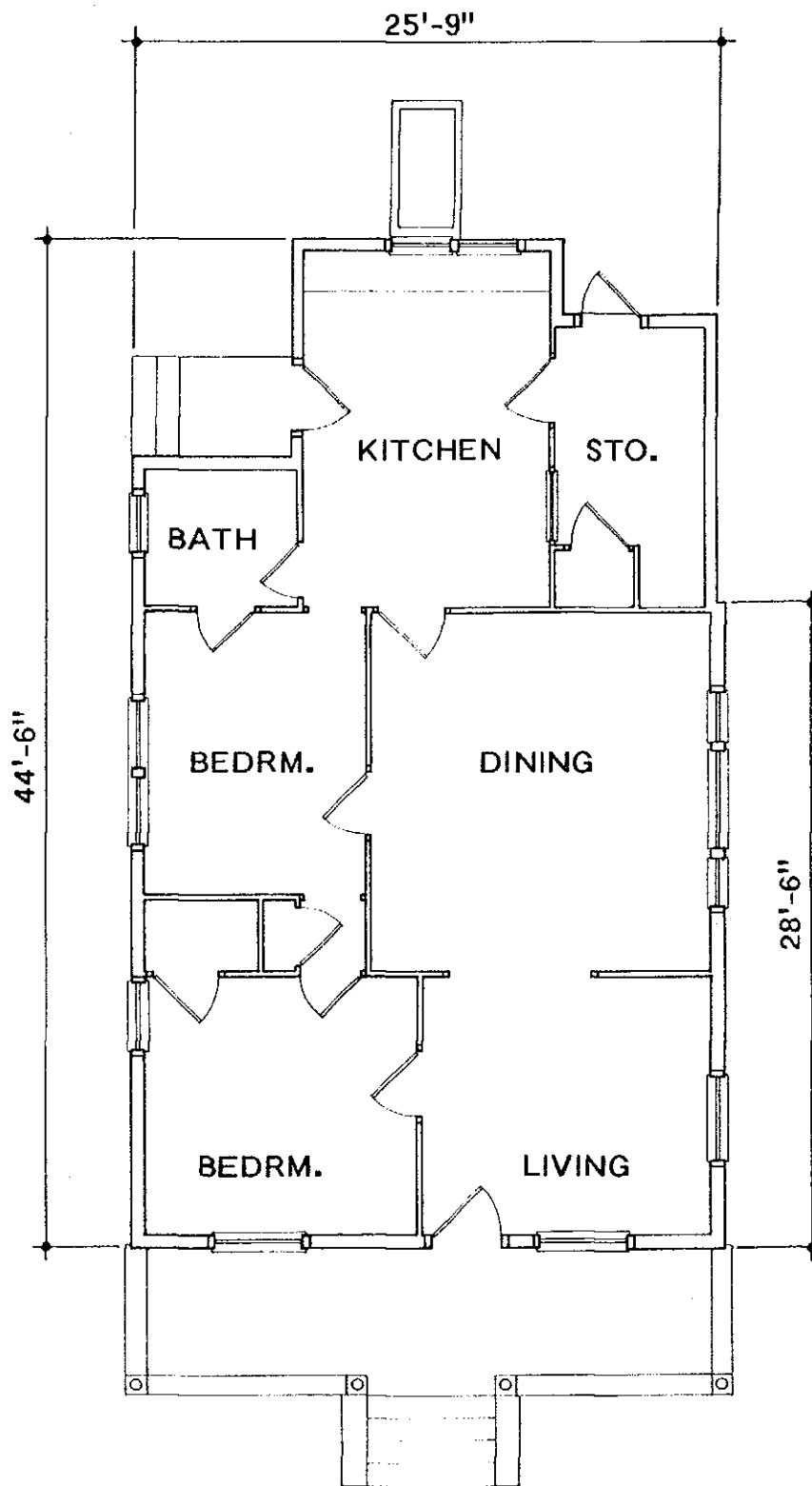
HABS
CAL
43-SANJOS,
4/2-

HISTORIC AMERICAN BUILDINGS SURVEY

Walter Nelson House

HABS No. CA-2365

- Location: 45 North River Street, River Street Historic District
San Jose, Santa Clara County, California
UTM Coordinates: 10-597740-4132215
- Significance: The Walter Nelson House, due to its architectural integrity and contribution to the urban fabric, forms an integral part of the River Street Historic District, a rare intact late nineteenth century and early twentieth century working class neighborhood in San Jose.
- Description: The Walter Nelson House is a one story wood frame cottage with a pyramidal hipped roof. The house is clad in channel rustic siding with composition shingle on the roof. The house contains a veranda that extends across the front elevation that is supported by four turned and tapered columns. The main portion of the house consists of two bedrooms and a living and dining room. A large kitchen extends to the rear, centered on the west elevation. Two one-room additions sit on the north and south side of the kitchen: a bathroom to the south and an extra bedroom with closet on the north. The front elevation is slightly non-symmetrical with the door opening into the living room north of the central partition wall. This house, like others on the southern end of River Street, combines elements of the Craftsman bungalow with neo-classical details.
- History: The house was constructed around 1907, probably by the Savio family; Felix Savio was a carpenter who built and occupied 44 North River Street. This house was used as a rental unit from the time of its construction through 1925 at which time a large number of tenants occupied it. One of these early tenants was Walter Nelson, a millman for the S.H. Chase Lumber Company on nearby Autumn Street. In 1919 The house was divided into two units, and was subsequently owned and briefly occupied by Felix Savio's son Luigi (Louis) who was in the tire business. Louis Savio continued to rent out the house after his brief stay in 1925. Arthur Andrews, a tenant from 1928-1930, also worked at the Chase Lumber Company as a sawer. Later tenants include Raymond Micotti (a typist) and his wife Anna from 1934 to 1939, and William and Rachael Bunnett from 1943 up through the 1950s.
- Sources: California Historic Resources Inventory Form, prepared by Stephen D. Mikesell, 1988.
San Jose City Directories.
San Jose 1924 Block Map.
- Historian: Hardlines: Design & Delineation
Columbus, Ohio & Bethesda, Maryland
July - October, 1993



FIRST FLOOR PLAN

1/8" = 1' - 0"